



BRAD LITTLE
Governor
KEITH REYNOLDS
Director
PAT DONALDSON
Administrator

State of Idaho
Department of Administration
Division of Public Works

502 North 4th Street
Boise, ID 83720-0072
Telephone (208) 332-1900
www.dpw.idaho.gov

ADDENDUM NO. 2

December 9, 2022

TO: Design-Build Teams

FROM: Pat Donaldson, DPW Administrator

SUBJECT: DPW PROJECT NO. 23881
State of Idaho Deferred Maintenance Program
Idaho State University; Pocatello, Idaho

RFQ – ADDENDUM NUMBER TWO

The following addendum applies to the above referenced project and is included as part of the Request for Qualifications (RFQ). Acknowledge this addendum within your cover letter of your submittal. Please make certain to include a specific contact name and email address for future correspondence with the cover letter.

Clarifications:

- 1) Attached to this addendum are relevant responses to Proposer questions related to this RFQ.
- 2) Attached to this addendum are copies of additional engineering studies and reports.

Attachments:

- 1) Pre-Proposal Question Log
- 2) ISU G1 Parking Lot Schematic Design Report, developed by Keller Associates, dated February 2015
- 3) ISU G1 Parking Lot Schematic Conceptual Plans, developed by Keller Associates, dated March 2015

END OF ADDENDUM NUMBER TWO

Idaho DPW - Pre-Proposal Question Log
DB Services, Deferred Maintenance Program, Idaho State University
DPW Project Number: 23881
Last Updated: 12/7/2022



	Date	Question / Comment	Official Response
	5-Dec-22	<p>1. Does the design team need to be identified with submittal?</p> <p>2. What key design consultants, as part of the design-build team, are the University and DPW looking for?</p> <p>3. What design consultant qualification information does the University and DPW want to see in the design-build submittal response?</p> <p>4. In the informational meeting, the desire was stated to minimize the level of design to obtain agency approval. An expectation was also stated to have a focus on quality, serviceability and operability. Given the complexities of some of these projects, please provide further explanation of the design and overall project expectations from the design consultants?</p> <p>5. Is there a deadline for completion of these projects? Does the approved funding expire or become not available after a certain date?</p> <p>6. Can the prior project studies referred to in Appendix D be made available?</p> <p>7. Is the design-builder expected to use the same design consultants for each of the deferred maintenance projects?</p>	<p>Response to each question is below:</p> <p>1. Yes, key design team members (as determined by Proposer) should be identified with the submittal</p> <p>2. Similar to the response above. We are looking for the Proposer's key design team members (as determined by the Proposer) based on the types of projects listed.</p> <p>3. Consistent with the Qualification Statement Content, Section B, as it relates to the design team provide "...qualifications, education, training, relevant special expertise in project type..."</p> <p>4. Our expectation is that design for each of the projects is completed as much as needed in order to achieve the following:</p> <ul style="list-style-type: none"> - Agency approval - IDOPL review, approval, permitting - Constructable, operable, maintainable projects <p>That being said, consistent with the Qualification Statement Content, Section C, we are interested in understanding the Proposer's "approach to this specific project, including design philosophy..."</p> <p>5. Projects need to be completed as soon as possible, with consideration for logistical/operational constraints of the University, seasonal project constraints, supply chain challenges, etc. The funding does not have an expiration date.</p> <p>6. Refer to Addendum #1 and Addendum #2 for copies of available studies referenced in Appendix D.</p> <p>7. No, not necessarily.</p>
		End of Pre-Proposal Question Log	

G1 PARKING LOT SCHEMATIC DESIGN

IDAHO STATE UNIVERSITY

Pocatello, Idaho

February, 2015
ENGINEERS PROJECT NO. 214113-000

PREPARED BY:



KELLER
associates

305 N 3rd, Suite A
Pocatello, Idaho 83201
(T) (208) 238-2146
(F) (208) 238-2162

PREPARED FOR:

Idaho State



University

TABLE OF CONTENTS

Storm Water Handling Conceptual Report

Preliminary Storm Water Volume Calculations

Engineers Preliminary Opinion of Cost Range

DRAWINGS

GENERAL

G001	TITLE SHEET
V101	EXISTING G1 PARKING LOT
C101	G1 PARKING CONCEPT 1
C102	G1 PARKING CONCEPT 2
C103	G1 PARKING CONCEPT 3

**Idaho State University
G1 PARKING LOT
Storm Water Handling Conceptual Report**

The purpose of this report is for conceptual ideas of storm water handling systems for the Idaho State University G1 Parking Lot. Sources or areas which need storm water handling are an existing building roof, existing and conceptual landscape areas, existing and conceptual concrete paved areas, and existing and conceptual asphalt paved parking and drive areas.

There are mainly two types of storm water retention systems we would consider for the G1 Parking lot. First would be an above grade detention pond. The second system would be an underground detention system constructed of Manholes, pipes, or half arch pipe systems. Both Systems can be designed either to allow for the slow release of storm water into the City storm water system or they can be designed to infiltrate into the ground directly. Below are some examples of storm water detention systems that have been used in the southeast Idaho area.

Above Grade Detention Pond:

Above grade detention ponds are relatively inexpensive to build in comparison to underground systems. As mentioned above they can be designed to release water into a City system or be designed to infiltrate in the ground directly. The pond under construction to the right (Figure A) is designed to slowly release water to a City storm system. The Pond below (Figure B) is designed to infiltrate into the ground directly.



Surface detention ponds are also a very efficient at maximizing the volume of storm water. They can be incorporated into aesthetically pleasing landscape areas and can be designed in many different configurations to fit a proposed site.

For the ISU G1 parking lot an above grade pond could be placed along the west edge of the site in the landscape area. Other smaller ponds or swales could be incorporated into other areas of the site such as narrow landscape strips or islands.

Underground Detention System:



FIG. C

Underground Detention Systems, while more expensive, can be placed under parking lot or landscape areas. These also can be designed to release water into a City system or be designed to infiltrate in the ground directly. Many times, due to the depth of the underground system, they cannot drain to a City storm collection system and may need to infiltrate directly to the ground. These systems are not visible and are popular since they do not take up limited landscape areas.

The system shown under construction in Figure C was designed to detain a 10 year storm event while slowly draining to a City storm system. The underground infiltration system from StormTech shown in Figure D is an excellent example of how an infiltration system can be installed under a parking lot or landscape area.

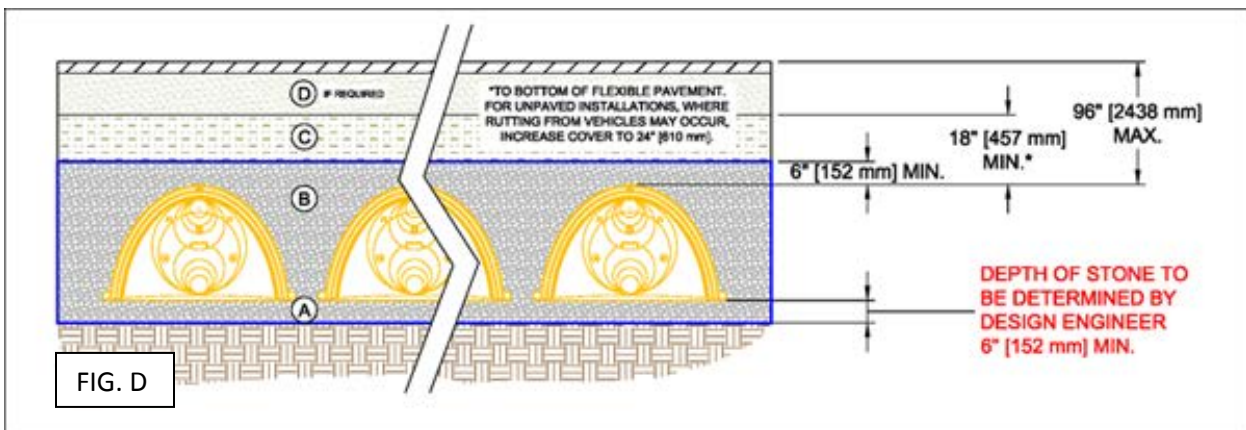


FIG. D

For the ISU G1 parking lot a below grade system could be placed along the west side of each parking area. Dividing this system into smaller basins allows for placement if space is limited. Small basins work well under landscape areas as well or in areas where smaller storm water flows are needed.

We feel that both above grade and below grade system would work well for the ISU G1 Parking Area. Above grade storm water storage would be the first priority in design, however combination of both systems would most likely need to be incorporated into the parking lot design.



KELLER
associates

305 N. 3rd Avenue, Suite A, 83201
Phone: 208.238.2146

Project: G1 Parking Lot - Conceptual
Client: Idaho State University
Designer: Kris Wiese
Description: Stormwater Calculation
Date: 2/17/2015

Preliminary Storm Volume Calculations

Post-Development Weighted C Coefficient

Description	Area (SF)	Area (acres)	C
Building	30,000.00	0.688705234	0.95
Hard Surface	228,890	5.255	0.95
Landscaping/Natural Ground	131,017	3.008	0.25
C_{post} =			0.71

Volume, $V_r = C \times (i/12) \times A \times T$ (cf)

Post-Development Runoff Coefficient, C _{post} =	0.71	
Storm Event =	10 year	
Total Area, A =	359907 sf	
Duration of storm, T =	3.00 hr	
Rainfall Intensity, i =	0.62 in/hr	(from Pocatello IDF curve)
Volume, V _{post} =	39875 cf	

Infiltration Sizing Requirements

Required Storage Pond size = 39,874.7 cf

(example of size)

Length = 270 ft
Width = 45 ft
Depth = 6.6 ft

Storage provided = 40,095.0

ENGINEER'S PRELIMINARY OPINION OF COST RANGE

DRAFT



PROJECT: ISU G1 Parking Lot (Schematic)
 LOCATION: Pocatello, Idaho
 REP: Jason Adams

PROJECT NO.: 214113 DATE:
 ESTIMATED BY: KJW 2/17/2015
 CHECKED BY: JPM 2/17/2015

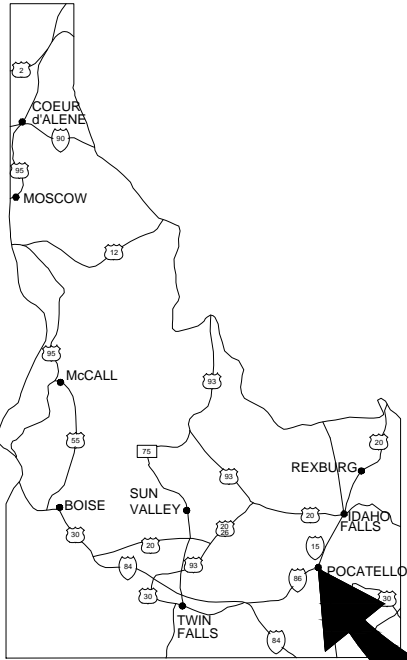
		G1 Parking Lot (Schematic)			
	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	General				
	Mobilization and Demobilization	LS	1	\$50,000.00	\$50,000
	Erosion Control	LS	1	\$9,500.00	\$9,500
	Sanitary Facilities	LS	1	\$3,200.00	\$3,200
	Demolition				
	Curb & Gutter	LF	2,940	\$2.00	\$5,880
	Valley Gutter	LF	276	\$2.00	\$552
	Sidewalk	SY	2,457	\$7.00	\$17,199
	Parking Meter Removal and Store	LS	1	\$5,500.00	\$5,500
	Site Lighting	EA	15	\$1,500.00	\$22,500
	Storm Drain Inlet	EA	3	\$500.00	\$1,500
	Extra excavation for expansion	CY	1,144	\$8.00	\$9,152
	Sign Removal & Store	LS	1	\$5,500.00	\$5,500
	Parking Demolition, asphalt, base, sub-base	SY	20,245	\$5.00	\$101,225
	Tree Removal	EA	39	\$2,250.00	\$87,750
	Sawcut Asfalt	LF	1,144	\$7.50	\$8,580
	Site Over excavation to Subbase	CY	11,913	\$10.00	\$119,130
	Site				
	Curb & Gutter	LF	3,288	\$21.00	\$69,048
	3' Valley Gutter	LF	60	\$45.00	\$2,700
	ADA Ramps	EA	9	\$1,500.00	\$13,500
	Driveway, 8" thick	CY	18	\$400.00	\$7,200
	Sidewalk	SY	1,785	\$65.00	\$116,025
	4"-crushed Aggregate	CY	200	\$20.00	\$4,000
	2.5" - 3/4" Minus Class one Paving	CY	1,450	\$175.00	\$253,750
	4"-3/4" Minus crushed aggregate base	CY	2,250	\$15.00	\$33,750
	12"-4" minus granular subbase	CY	6,810	\$19.00	\$129,390
	Pavement Line Paint	LF	11,336	\$0.30	\$3,401
	Cross Walk Line Paint	LF	262	\$0.90	\$236
	Singing	LS	1	\$8,500.00	\$8,500
	Cross Walk Flashing Beacon Light	EA	6	\$7,500.00	\$45,000
	Street Lights	EA	20	\$7,500.00	\$150,000
	New Trees	EA	70	\$1,500.00	\$105,000
	Site Irrigation, Sleeving, Landscaping	SF	48,300	\$3.00	\$144,900
	Storm Drain Inlet	EA	6	\$4,000.00	\$24,000
	Storm Drain Storage System (pond)	LS	1	\$30,000.00	\$30,000
Sub Total					\$1,587,568
Contractor Overhead & Profit				15.0%	\$238,135
Contingency				25.0%	\$396,892
Total Construction Cost					\$2,222,595
Estimated Range:					
*Does not include Site Design and Construction Engineering				Low	\$2,111,465
				High	\$2,778,243

G1 PARKING LOT

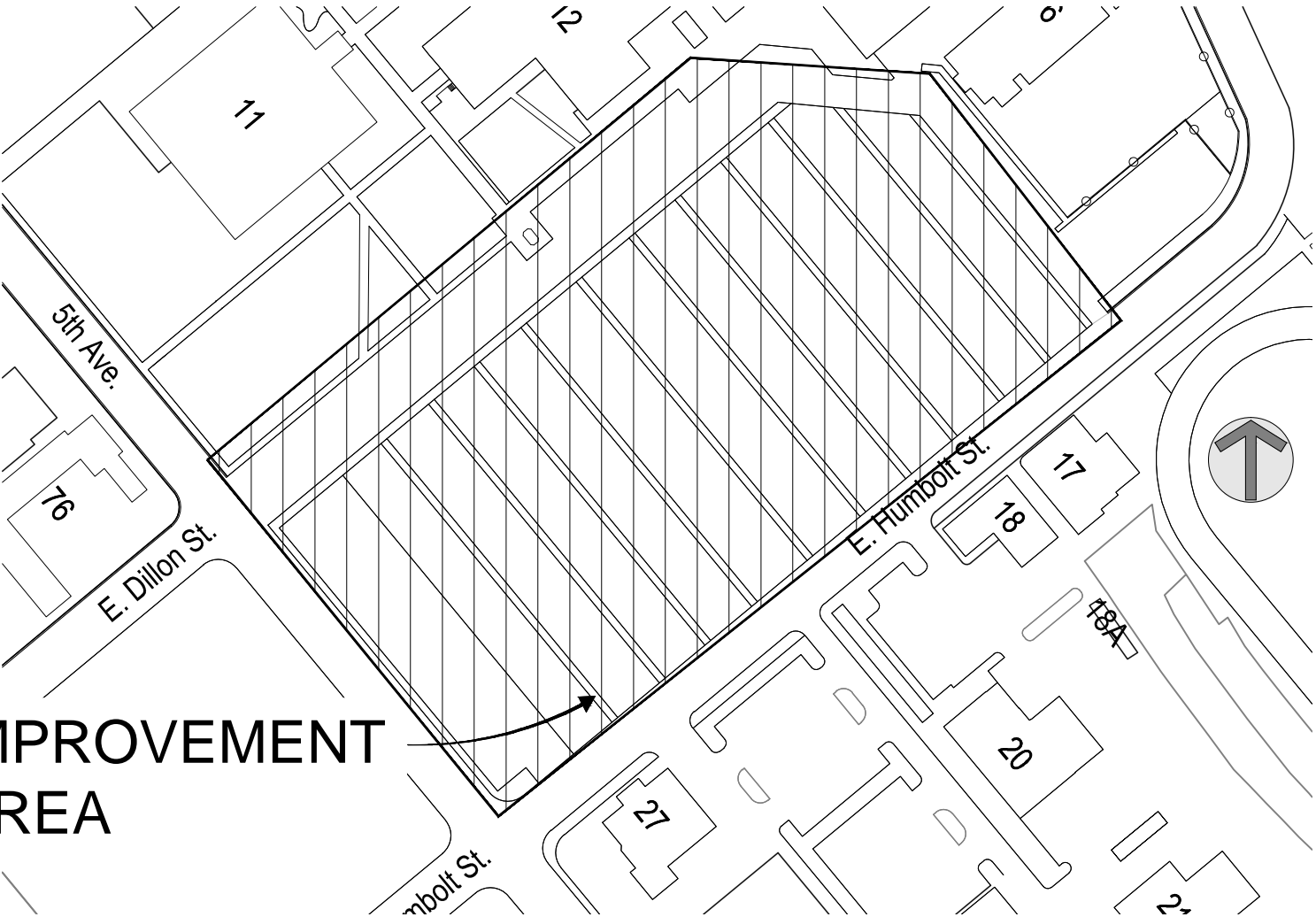
SCHEMATIC CONCEPTUAL PLANS

IDAHO STATE UNIVERSITY
POCATELLO
MARCH, 2015 (Updated)

Sheet List Table	
Sheet Number	Sheet Title
G001	TITLE SHEET
V101	EXISTING G1 PARKING LOT
C101	G1 PARKING CONCEPT 1
C102	G1 PARKING CONCEPT 2
C103	G1 PARKING CONCEPT 3
C104	PARKING CONCEPT 4



C1 VICINITY MAP
N.T.S.



A1 LOCATION MAP
N.T.S.

PROJECT
LOCATION

IMPROVEMENT
AREA

				DRAWN: KJW	CHECKED: JPM	Schematic Design	 KELLER associates 305 North 3rd, Suite A Pocatello, Idaho 83201 (208) 238-2146	IDAHO STATE UNIVERSITY	G1 PARKING LOT SCHEMATIC CONCEPTUAL PLANS		PROJECT NO. 214113
				DESIGNED: KJW	APPROVED: JPM						SHEET NO.
NO. REVISIONS BY DATE				CAD NAME:					TITLE SHEET		G001
This document or any part thereof in detail or design concept is the personal property of Keller Associates, Inc. and shall not be copied in any form without the written authorization of Keller Associates, Inc.				SCALE: (Based on 22"x34" sheet) AS NOTED							

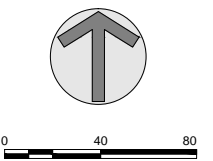
Y:\PROJECTS\214113-000-1SU G1 PARKING LOT\DESIGN\CAD\01 SCHEMATIC\00 FIGURES\G001.DWG
LAST SAVED: 4/1/2015 10:49 AM
PRINTED: 4/1/2015 10:50 AM

Y:\PROJECTS\214113-000-1SU G1 PARKING LOT\DESIGN\CAD\01 SCHEMATIC\00 FIGURES\V101.DWG
LAST SAVED: 11/11/2014 1:53 PM
PRINTED: 4/12/2015 10:50 AM



G1 PARKING LOT

STANDARD STALLS 559
ADA STALL 15



NO.	REVISIONS	BY	DATE
This document or any part thereof in detail or design concept is the personal property of Keller Associates, Inc. and shall not be copied in any form without the written authorization of Keller Associates, Inc.			

DRAWN:	KJW	CHECKED:	JPM
DESIGNED:	KJW	APPROVED:	JPM
CAD NAME:	SCALE: (Based on 22"x34" sheet) 1" = 5'		

Schematic Design

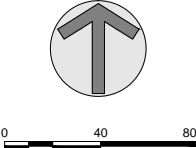


IDAHO STATE UNIVERSITY

G1 PARKING LOT SCHEMATIC CONCEPTUAL PLANS

EXISTING G1 PARKING LOT

PROJECT NO.
214113
SHEET NO.
V101



				DRAWN: KJW	CHECKED: JPM	<div>Schematic Design</div> <div><div><div>KELLER</div><div>associates</div><div>305 North 3rd, Suite A Pocatello, Idaho 83201 (208) 238-2146</div></div></div> <div>IDAHO STATE UNIVERSITY</div>	G1 PARKING LOT SCHEMATIC CONCEPTUAL PLANS		PROJECT NO. 214113
				DESIGNED: KJW	APPROVED: JPM		G1 PARKING CONCEPT 1		SHEET NO. C101
NO. REVISIONS BY DATE This document or any part thereof in detail or design concept is the personal property of Keller Associates, Inc. and shall not be copied in any form without the written authorization of Keller Associates, Inc.				CAD NAME: SCALE: (Based on 22"x34" sheet) 1" = 5'					



Y:\PROJECTS\214113-000-1SU G1 PARKING LOT\DESIGN\CAD\01 SCHEMATIC\00 FIGURES\C103.DWG
LAST SAVED: 2/19/2016 3:14 PM
PRINTED: 4/12/2016 10:51 AM

G1 PARKING LOT

STANDARD STALLS	557
ADA STALLS	15

NO.	REVISIONS	BY	DATE
This document or any part thereof in detail or design concept is the personal property of Keller Associates, Inc. and shall not be copied in any form without the written authorization of Keller Associates, Inc.			

DRAWN:	KJW	CHECKED:	JPM
DESIGNED:	KJW	APPROVED:	JPM
CAD NAME:	SCALE: (Based on 22"x34" sheet) 1" = 5'		

Schematic Design



KELLER
associates

305 North 3rd, Suite A
Pocatello, Idaho 83201
(208) 238-2146

IDAHO STATE
UNIVERSITY

**G1 PARKING LOT SCHEMATIC CONCEPTUAL
PLANS**
G1 PARKING CONCEPT 3

PROJECT NO.	214113
SHEET NO.	C103

